

*Jasper County Planning Commission  
358 Third Avenue  
Ridgeland, SC 29936  
843-717-3650 phone*

**Minutes of the August 12, 2025  
Regular Scheduled Meeting**

**Members Present:** Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice-Chairman; Mr. Thomas Jenkins; Mr. Randy Waite; Ms. Sharon Ferguson; Members Absent: Dr. Earl Bostick, Sr; Mr. Lee Gramling.

**Staff Present:** Ms. Lisa Wagner and Ms. Tara Hayes, Planning Department

**Others Present:** Please see attached sign-in sheet.

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 4:01 p.m.

**Invocation & Pledge of Allegiance:** Invocation and the Pledge of Allegiance was given by Mr. Jenkins.

**Approval of Agenda:** Mr. Waite moved to approve the Agenda as published, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.

**Approval of July 8, 2025, Regular Scheduled Meeting Minutes:** Mr. Jenkins moved to approve the Minutes of July 8, 2025, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Expansion of Legal Non-Conforming Use – Deerfield Mine, Portion of Tax Map Number 027-00-02-034:** Ms. Wagner read the staff report and shared an aerial view of the area of the expansion, as well as exhibits included in the packet. Nicole Scott, attorney for the applicant; and Rafael Jimenez, CEMEX; came forward to address questions. There was discussion about what the operation does, the location, the history of expansion, the length of time it took to mine the existing area, supply and demand, traffic, growth in Hardeeville, County Council's involvement in this process, expansion versus relocation, eliminating non-conforming uses, what makes this operation Legal Non-Conforming, new guidelines in place, the need for this operation, should changes in operation trigger meeting the new guidelines, permitting with the state, impacts on the county, notification of nearby property owners, peak production, maximum depth of the pits, truck operators, safety standards, tax base for industrial uses, setback variance that was issued in 2005, possible fencing around site that has already been reclaimed, effect on erosion of the road, increasing the buffer from the mining operation to Highway 321. Rodney Catterton, nearby property owner, came forward to ask that they not be able to use heavy equipment on the road to the rear of the site. Ms. Scott said that it is the property owner timbering the land, not the Mining Operation. There was discussion about the modification of the existing State DES permit, an encroachment permit from SCDOT, state versus federal highway, and possibly tabling until next month. **Mr. Waite moved to table the Expansion of Legal Non-Conforming Use – Deerfield Mine, Portion of Tax Map Number 027-00-02-034 until next month; seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment – Residential, Tax Map Number 040-00-02-105:** Ms. Wagner read the staff report and shared an aerial map of the property. There was discussion about the origin of this property, minimum lot size, conditions for family members only, and Fire Marshal inspection of the private road. **Mr. Jenkins moved to approve the Zoning Map Amendment – Residential, Tax Map Number 040-00-02-105, requesting a Fire Marshal Inspection of the road before any permits are issued, seconded by Mr. Waite. Dr. Butler asked if the property could be further subdivided for more residences. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment – Residential, Tax Map Number 051-00-11-003:** Ms. Wagner read the staff report and shared an aerial view of the property. There was discussion about the number of manufactured homes that could potentially be placed on the property. **Ms. Ferguson moved to approve the Zoning Map Amendment – Residential, Tax Map Number 051-00-11-003, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Update on Zoning Text Amendment – Accessory Structures:** Ms. Wagner gave a summary of the changes that County Council would like to make removing all size restrictions. There was discussion about stormwater, the need for standards, and height restrictions. The changes were not supported by the Planning Commission.

**Open Discussion:** There was discussion about reclamation of mining sites, possible new regulations from DES, the need for approval from Planning Commission, concern about road conditions and safety issues, new buffering standards from DES, shipping containers, a thank you note was shared from County Council for participating in the Joint Planning Commission Meeting, Planning Commission workshop with County Council to discuss the future of Jasper County, possibly printing out the Zoning Ordinance for the Commissioners, training for County Council, continuing education for Planning Commission, and opinions on the joint Planning Commission Meeting with Hardeeville and Ridgeland.

**Adjourn:** Mr. Jenkins moved to adjourn, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 6:05 p.m.

Respectfully Submitted,

*Tara Hayes*

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Sign In Sheet

| Name             | Business/Address                                   |
|------------------|----------------------------------------------------|
| Ben Shamblin     | Cemex                                              |
| Rodney Catterton | Ridgeland, SC                                      |
| Mary D. Shubert  | Maynard Nexsen                                     |
| Rafael Jimenez   | 1700 CENTRE PARK DR E<br>WEST PALM BEACH, FL 33401 |
| Nicole Scott     | Maynard Nexsen, PC                                 |